

ment of Waccamaw Shores which will include up to 400 homesites, sewage treatment, and both shoreline and canal frontage is poised for growth. An effort is being made to satisfy the State departments who have regulations on sewage treatment facilities. This problem involves more agencies than usual because this development is on the shores of a state owned lake. A lagoon system of treatment has been proposed — effluent would enter the swamp away from the lake. Developers will follow their plans as soon as the accepted form of treatment is made known. Individual unit treatment will not be permitted at all in this development; all dwellings will be a part of the community system. Eventually this development will probably become a part of a municipal sewerage system. Providing an acceptable form of collection and treatment will permit developers to proceed with a project that is currently restricted by health officials.

On the other side of the lakeshore outside of town, Shawnee Acres and the Bella Colla Subdivision have room for growth. There are approximately 30 sites in Shawnee Acres and 29 lots in Bella Colla that are not developed. Within the next ten years, three-fourths or more of these areas will probably be developed. Lot size in part of Shawnee Acres is inadequate. At least two lots in this subdivision should be used for residences with septic tank filter fields. A minimum of 20,000 square feet are needed for filter fields in the planning area.

The problems related to septic tanks could partially be reduced through local enactment of development policies. Placing a minimum lot size standard suitable for septic tank use will not work in the Lake Waccamaw Planning Area because of the variety of soils and soil problems. Undeveloped lots that are under 10,000 feet should be doubled. For a building site, percolation tests prior to construction should determine whether the site and/or its adjacent site is suitable. The governing officials of the town should encourage county regulations related to health and sanitation to be strongly enforced. Also, the town should require all new subdivisions to submit for file a drainage plan of the new subdivision showing how surface water will be handled and the direction of flow.

Because septic tank problems are critical in the planning area, the town should adopt the policy of requiring all new subdivisions to provide their own community sewerage system which would be adaptable to a municipal system in the future. Additional requirements leveled at subdivisions would reduce many future maintenance problems should the town have to provide this service or if an area may at some future date be annexed. The town could require minimum lot size, submission of a plat for approval by the Town Officials, paving requirements, public access areas to shoreline developments, lighting, drainage, etc. This type of a subdivision ordinance ¹ will encourage good development while saving the community from costly maintenance problems in the future.

The future development of commercial land should be promoted in the area of the Lake Waccamaw post office on the north side of U. S. 74-76. Clustering the business usage would give the community a commercial focus. A designed site plan for this business area will encourage future businesses to come into an area recognized as the business district rather than to locate on commercially zoned land elsewhere in the community.

The local governing body should analyze the existing

zoning ordinance and make specific changes. Inspection of the area which permits commercial land use will point out that this area will many, many times exceed any projected need for commercial land. The Town Board will enhance land development by severely reducing the commercial acreage. Nearly all commercially zoned land in Wananish should be eliminated. Only 2-3 acres should be left here for convenience goods outlets. The commercial zone west of the two gas stations on the north side of 74-76 next to Boy's Home should be deleted. This is a prime example of over-zoning within the community.

Because of the expected growth in the area of Waccamaw Shores, commercial zoning at Dupree Landing should receive attention. Service and convenience goods outlets at this location could serve the Cove and the Lake Waccamaw Shores development. Dupree Landing is 4-5 miles from the Lake Waccamaw railroad depot and commercial area. If Lake Waccamaw Shores develops more than 25-40 homes, the need for commercial activities in this area will be enhanced. Recently in this area, a restaurant has opened — now one of two in the planning area. If other planned recreational and residential developments become a reality at Dupree Landing, an extension of this commercial acreage can be expected, and should be permitted, away from the lake along the Hallsboro Road. The acreage permitted to change into commercial land use at this location should be limited to less than five acres.

Elsewhere along the lake commercial land use should be limited to recreation and related supplies. There is no commercial zoning along the lake (other than at Dupree Landing) which permits regular business activities. An existing amusement category and hotel-motel classification permit tourist oriented business along the lakefront. In the future a public bathhouse with concession stand would be a permitted use on land zoned for amusement or parkland.

Recreation projects are badly needed in the Town of Lake Waccamaw. Almost all recreation should be oriented to the shoreline and water related use potential. The Weaver property, as emphasized in the *Community Facilities Plan*, is a key location to be developed in a variety of recreation opportunities. More recreation and public access areas are a critical need in other scattered shoreline locations. The undeveloped southern end of the Cove could be developed as a beach area with a boat launching ramp to one side and a parking lot off the Cove Road. The northeast shoreline either in or out of town needs a similar beach and public launching with a parking area. The amount of available shoreline land will limit possibilities on the northeast shore, but this area has an immediate need for this type of recreation provisions.

Recreation opportunities for the year-round residents should not be overlooked. The area north of U. S. 74-76 is in need of a playground or tot lot. The most dense population, along the northern end of Bingham Lane, is the most logical area for providing this type of activity for children. Since there are no schools in town and no recreation facilities whatsoever for the Negro resident, this problem should receive immediate attention from the Town Board.

Outside the planning area, but related to the lake, are two possible recreation developments. On the southern shoreline, the possibility of a State recreation area has been suggested. (See the *Community Facilities Plan*). This is a long range goal for the community to promote. Also, preliminary interest has been expressed by a group from elsewhere within the state for constructing a combination quality resort-retirement housing development on some of the better soils and higher topography just outside the planning area on the west side of the lake. Initial thinking by the developers was a complete resort centered around the golf course. This kind of development is needed in this area and it would surely be an asset in stimulating other quality residential and recreational facilities.

¹Columbus County is currently exempt from the municipal subdivision legislation. An effort should be made to encourage local legislative representatives to request either removal of the county from the list of 31 prohibited counties, or request that the Lake Waccamaw Planning Area be removed from the restriction. The latter is probably the more reasonable idea.